

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**March 5, 2002**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations for March 5, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of February 19, 2002 minutes.
7. Z2001264 Ford Engineering, Inc., 15838 San Pedro. *(City Council 9)*
8. Z2002008 American City Vista, 2719, 2759 and 2809 Fredericksburg Road.  
*(City Council 7)*
9. Z2002026 Earl & Brown, P. C., 22193 IH 10 W. *(City Council 8)*
10. Z2002029 Earl & Brown, P. C., Northeast corner of Flint Valley at Horal Drive.  
*(City Council 4)*
11. Z2002030 Earl & Brown, P. C., SE corner of Flint Valley & Horal Drive.  
*(City Council 4)*
12. Z2002031 H. L. H. Development, L. P., 9102 South Presa. *(City Council 3)*

13. Z2002032 A. R. Perez, Jr., 100 Perry Court and 100 Davis Court. (*City Council 9*)
14. Z2002033 Fire & Police Pension Fund, 802-803 Oblate Drive. (*City Council 9*)
15. Z2002034 Raul C. Mireles & Richard Mecke, 422 North General McMullen.  
(*City Council 7*)
16. Z2002035 Raul Patino Patino, 5503 Gavilan Drive. (*City Council 4*)
17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# CASE NO: Z2001264

**Date:** March 05, 2002 Continuanace from January 15, 2002 and February 5, 2002

**Council District:** 9

**Ferguson Map:** 517 A6

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Ford Engineering, Inc.

**Owner Name:**

Tim Fisher

**Zoning Request:** From "O-1 ERZD" Office Edwards Recharge Zone District to "O-1 S EZRD" Commercial Restricted Edwards Recharge Zone District with a Specific Use Permit for Commercial Athletic Fields.

**Property Location:** Lot P-6, NCB 15674  
15838 San Pedro

**Proposal:** Baseball training facility (Batting Cages & Practice Fields)

**Neighborhood Association:** Shady Oaks Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. Subject property abuts residential zones to the north, east and south. The City of San Antonio Master Plan calls for (in existing neighborhoods) zoning vacant property to encourage development "that is compatible in use and intensity with the existing neighborhood." A Commercial Athletic Field is an intensive use that is incompatible with the existing residential uses directly adjacent to the subject property.



City Council District NO. 9  
Requested Zoning Change  
From: "0-1 ERZD" To: "C-3R ERZD"  
Date: February 5, 2002  
Scale: 1" = 200"

 200' Notification

[illegible]

# CASE NO: Z2002008

**Date:** March 05, 2002 Continued from February 5 and February 19, 2002

**Council District:** 7

**Ferguson Map:** 581 F6

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

American City Vista

**Owner Name:**

Fred Road LLC

**Zoning Request:** From "R-6" Single Family Residence District, "RM-4" Residential Mixed District, "C-2 NA" Non-Alcoholic Sales District, "C-3" Business District, and "C-3 R" Restrictive Business District to "PUD IDZ" Planned Unit Development Infill Development Overlay Zone with permitted uses including "RM-4" Residential Mixed District, and "C-2" Commercial District.

**Property Location:** 10.307 acres out of NCB 8416 to be zoned "IDZ (PUD)" with uses permitted under "RM-4" Residential Mixed District; .74 acres out of NCB 8416 to be zoned "C-2" Commercial District

2719, 2759, and 2809 Fredericksburg Road

West side of Fredericksburg Road, just south of Babcock

**Proposal:** Single-Family Residential PUD and Commercial Uses

**Neighborhood Association:** Jefferson Neighborhood Association, Monticello Park Neighborhood Association, Los Angeles Heights Neighborhood Association / Jefferson Neighborhood Plan, Near Northwest Community Plan

**Traffic Impact Statement:** A traffic impact analysis is not required.

## **Staff Recommendation:**

a) Denial of "(IDZ PUD) RM-4" Infill Development Zone Planned Unit Development, and approval of "IDZ" Infill Development Zone with permitted uses and densities including those allowed in RM-4 (with a minimum lot size of 2400 square feet) for 10.307 acres out of NCB 8416 (as described by field notes); and b) approval of "C-2" Commercial District for .74 acres out of NCB 8416 (as described by field notes).

a) Objective 3.4 of the Near Northwest Community Plan is to "Encourage new housing development that is compatible with the community's character." The urban design guidelines and pedestrian circulation amenities required by the Infill Development Zone will facilitate the fulfillment of this objective for the 10.307 acre tract. A small-lot single family residential development will act as a transition between the existing apartments to the north of the subject property and the existing large-lot single family residential development to the south of the subject property. Page 42 of the Near Northwest Community Plan calls for "Urban low-density residential" at the location of the 10.307 acre tract. The land use and density required by "RM-4" is compatible with that of the surrounding neighborhood.

b) Page 42 of the Near Northwest Community Plan calls for "Community Commercial" at the location of the .74 acre tract. The "C-2" district is compatible with the surrounding commercial land uses and zoning districts.



# CASE NO: Z2002026

**Date:** March 05, 2002 Continued from February 19, 2002

**Council District:** 8

**Ferguson Map:** 479 F-5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Eddie Morris and Billie Morris

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" Commercial District.

**Property Location:** P-2, NCB 18338

22193 IH 10 W

**Proposal:** This property was part of the 1999 Dominion Annexation Area and permanent zoning of this property will allow it to continue to be utilized as an office building.

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

## **Staff Recommendation:**

Denial as requested and approval of "R-6 C" Residential Single Family District with a conditional use for an office. The subject property is currently a 4.2 acre tract of land with an existing house that has been converted into an office. The subject property fronts on West IH 10 Expressway frontage road, however, it is surrounded by vacant property to the north, west and south which is zoned "R-6" Residential Single Family. A "C-3" use is incompatible with the existing residential zonings directly adjacent to the subject property, furthermore, "C-3" zoning is encouraged at the intersections of major thoroughfares. "R-6 C" zoning will permit the requested existing office use while maintaining the character of the area. Staff recommends the following conditions:

A. The applicant must blend any future structures into the natural environment which shall include the use of architectural styles and materials compatible with local traditions and nearby developments.

B. Minimize the removal of existing native trees and vegetation and the use of landscaping to soften the impact of development.

C. Landscaping done on the property will be done with plants native to the local area.

D. Signs not attached to the structure on the property shall be limited to monument signage ( maximum height of 6' ) to create a more attractive, cohesive and safe corridor environment.

E. A 15' Type "C" buffer yard which will include existing trees and plants shall be required adjacent to residential properties as outlined in Article 5, Section 35-510 of the Unified Development Code





# CASE NO: Z2002029

**Date:** March 05, 2002

**Council District:** 4

**Ferguson Map:** 613 B7

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Westpond Unit II, Ltd., Attn: Steve Miller

**Zoning Request:** From "C-3R" Commercial District, Restrictive Alcoholic Sales to "MF-25" Multi-Family District.

**Property Location:** 0.5130 acres out of P-42, Block 38, NCB 17878

Northeast corner of Flint Valley at Horal Drive

**Proposal:** Multi-Family Dwellings

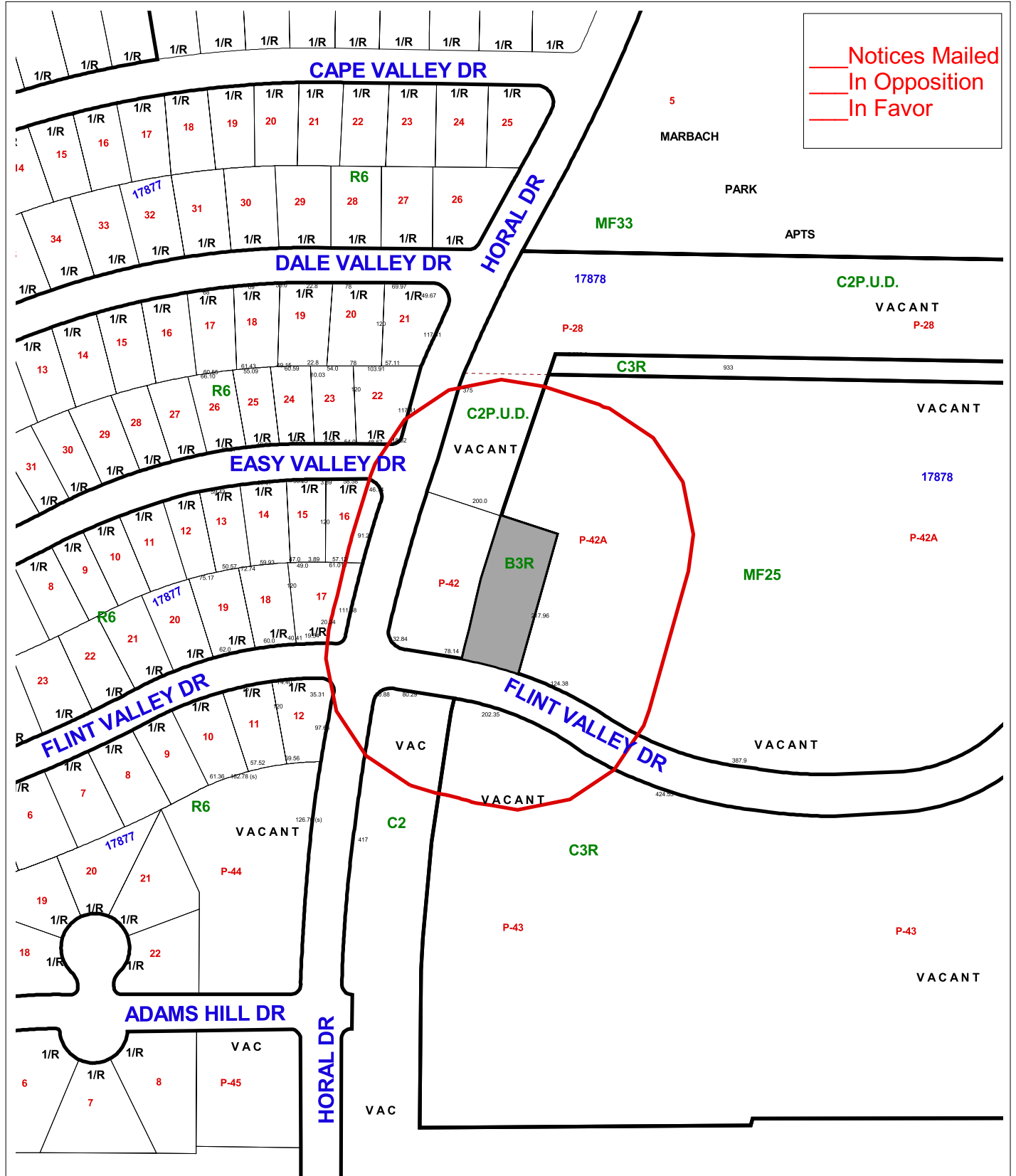
**Neighborhood Association:** Rainbow Hills Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not requested.

**Staff Recommendation:**

Approval.

"MF-25" is a substantial downzoning from the existing commercial zoning. "MF-25" provides for a transition between the multi-family uses to the north and east and the commercial use to the west. Multi-family uses are consistent with the surrounding land use and zoning. The property is serviced by a major bus route.



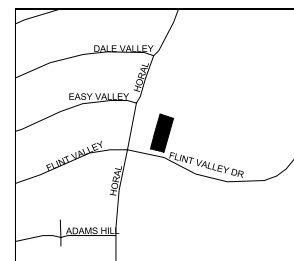
## ZONING CASE: Z2002-029

City Council District NO. 4  
 Requested Zoning Change  
 From: "B-3R" To: "MF-25"  
 Date: MAR. 5, 2002  
 Scale: 1" = 200"

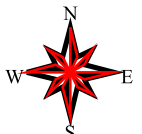
 Subject Property

 200' Notification

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# CASE NO: Z2002030

**Date:** March 05, 2002

**Council District:** 4

**Ferguson Map:** 613 B7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Earl & Brown, P.C.

**Owner Name:**

Westpond Unit II, Ltd., Attn: Steve Miller

**Zoning Request:** From "C-2" Commercial District and "C-3 R" Commercial Restrictive Alcoholic Sales District to "R-5" Residential Single Family District.

**Property Location:** P-43, P-36, P-36C, Block 38, NC 17388

SE corner of Flint Valley @ Horal Dr.

**Proposal:** Single-Family Dwellings

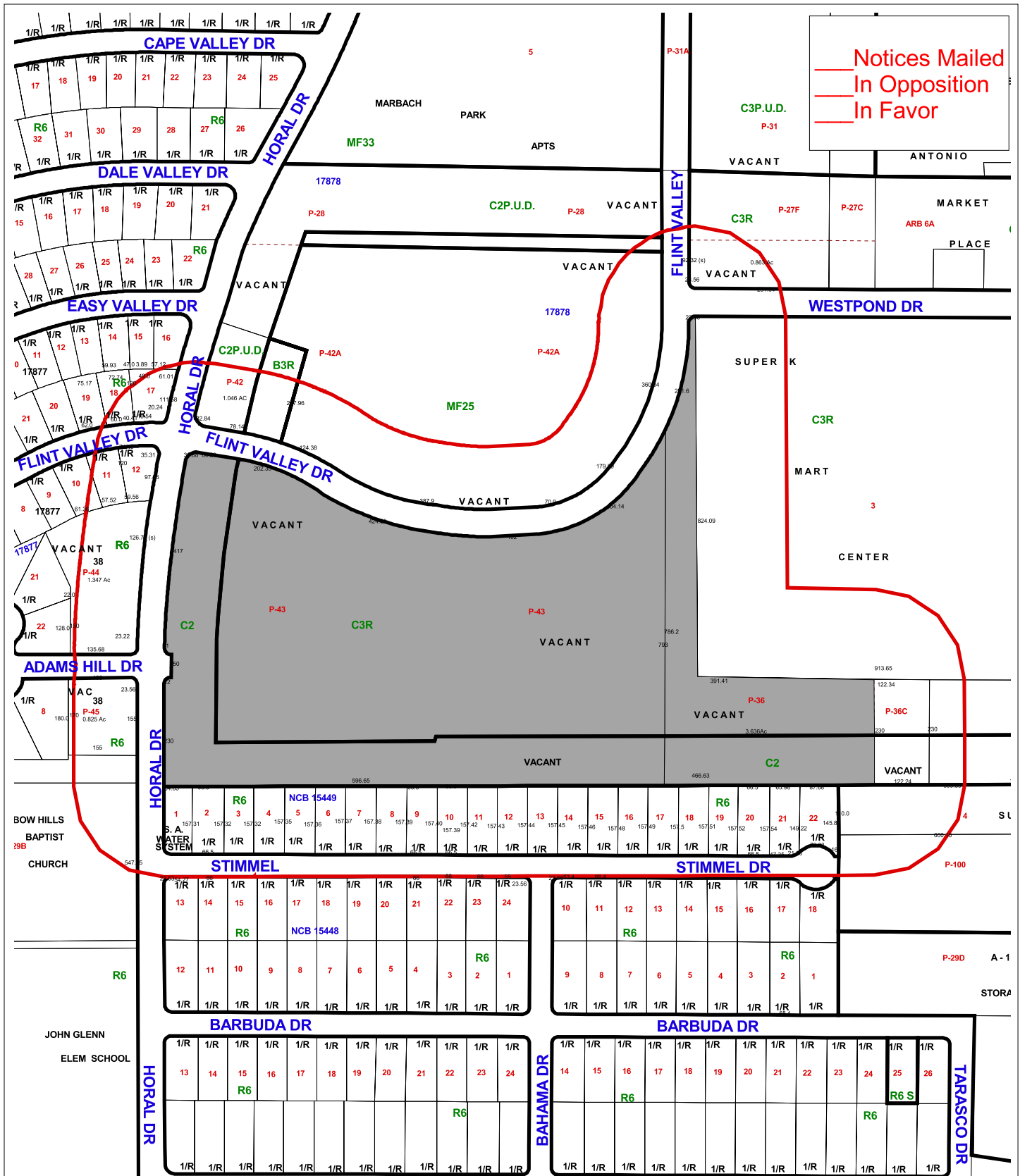
**Neighborhood Association:** Rainbow Hills NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

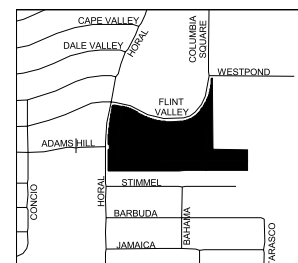
The subject property is currently vacant and has an established subdivision zoned "R-6" to the west and south, "MF-25" zoning to the north and "C-3 R" zoning to the east. "R-5" zoning will provide a downzoning from the present "C-2" and "C-3 R" zoning. The proposed zoning is consistent and compatible with the adjacent developed subdivision to the west and south that is presently zoned "R-6".



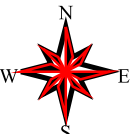
## ZONING CASE: Z2002-030

City Council District NO. 4  
 Requested Zoning Change  
 From: "B-2,B-3R" To: "R-5"  
 Date: MAR. 5, 2002  
 Scale: 1" = 300"

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# CASE NO: Z2002031

**Date:** March 05, 2002

**Council District:** 3

**Ferguson Map:** 683 F3

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

H.L.H Development, L.P.

**Owner Name:**

H.L.H. Development, L.P.

**Zoning Request:** From "C-3" Commercial District and "I-1" General Industrial District to "MXD" Mixed Use District.

**Property Location:** P-5, NCB 10920  
9102 South Presa

**Proposal:** To provide concentrated residential, retail, services, office and mixed uses

**Neighborhood Association:** None

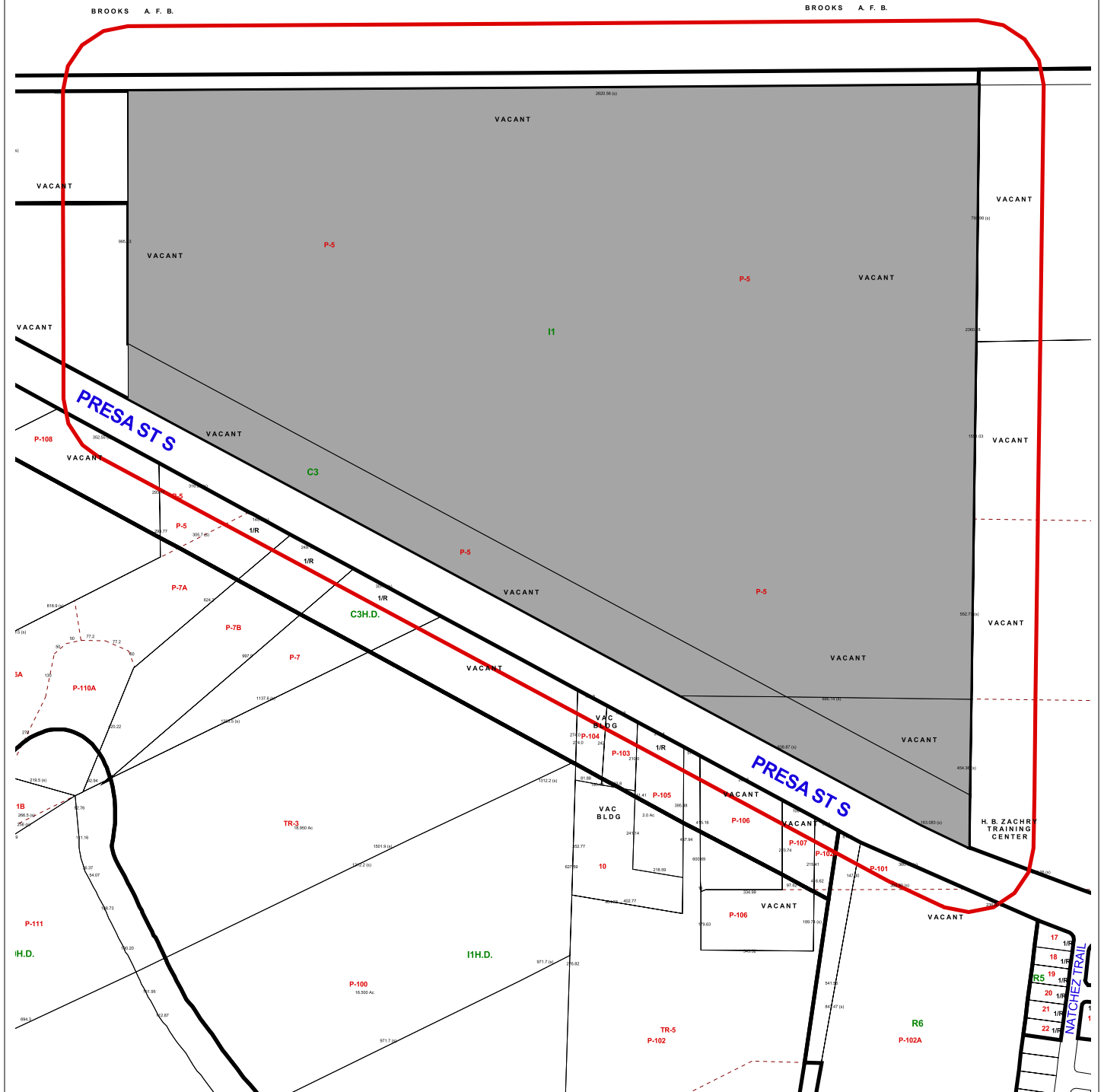
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

The "MXD" Mixed Use District will provide concentrated residential, retail, services, offices and uses for the area. "MXD" zoning will provide a downzoning from "C-3" and "I-1". The subject property has existing "C-3" zoning to the west and south, "NP-10" zoning to the east and Brooks Air Force Base to the north is being converted into a research office campus. The "MXD" zoning is compatible with the surrounding zoning and will encourage future development for the area. The Aviation Department does not oppose this development, furthermore, a declaration of notice should be placed on all residential property in this development. This type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

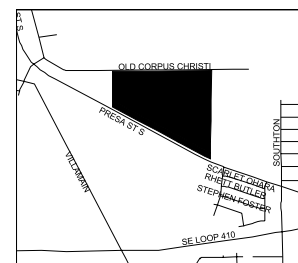


## ZONING CASE: Z2002-031

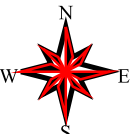
City Council District NO. 3  
 Requested Zoning Change  
 From: "B-3,I-1" To: "MXD"  
 Date: MAR. 5, 2002  
 Scale: 1" = 475"



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# CASE NO: Z2002032

**Date:** March 05, 2002

**Council District:** 9

**Ferguson Map:** 583 C7

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

A.R. Perez, Jr.

**Owner Name:**

A.R Perez, Jr

**Zoning Request:** From "R-4" Single-Family Residence District to "O-2" Office District.

**Property Location:** Lots 12, 13, 20, 21 & 22, Block 2, NCB 6228

100 Perry Ct. and 100 Davis Ct.

Between Perry Ct. and Davis Ct. approximately 150 ft. east of Broadway

**Proposal:** To be able to build offices and retail.

**Neighborhood Association:** Mahncke Park Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and Approval of "O-1" Office District. The Mahncke Park Neighborhood Plan recommends commercial use at this location. "O-2" Office District will permit unrestricted height and square footage if approved. "O-1" Office District will permit office development as requested but will provide height and area controls. Introduction of commercial development of a retail or service use type, off of Broadway, may result in undesirable hours of operation adjacent to residential uses and excessive traffic flow.





# CASE NO: Z2002033

**Date:** March 05, 2002

**Council District:** 9

**Ferguson Map:** 582E1,2

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Fire & Police Pension Fund

**Owner Name:**

Shearer Hills Baptist Church

**Zoning Request:** From "R-4" Residential Single-Family District (3.5715 acres) and "R-5" Residential Single-Family District (0.5275 acres) to "C-2" Commercial District (3.5715 acres) and "O-1" Office District (0.5275 acres).

**Property Location:** Lots 1,2,3,4, and 5, Blk 2, NCB 10063 and Lots 1,2,3,4,5 and 12, Blk 2, NCB 11016  
802-803 Oblate Drive

**Proposal:** Administrative offices for Fire and Police Departments

**Neighborhood Association:** Shearer Hills/ Ridgeview

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial of requested and approval of "C-2" Commercial District on lots 1,2,3 and 4, Blk 16, NCB 10063; "R-4 C" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on lots 1,2,3,4,5 and 12, Blk 2, NCB 11016; and "R-5 C" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on lot 5, Blk 16, NCB 10063. North Central Neighborhoods Community Plan designates this property as public/institutional use (reference page 50). The subject property is an existing church building and parking lots. There is existing commercial zoning and development to the east and athletic fields to the west. The Conditional Uses for Non-Commercial Parking Lots will prevent further encroachment of commercial zoning into the residential neighborhoods. Staff recommends the following conditions:

- a. Solid screen fence along north and east property lines of Lots 1,2,3,4,5 and 12, Blk 2, NCB 11016 and along the west property line of lot 5, Blk 16, NCB 10063.
- b. Lighting shall be directional as to not offend the nearby residences.



# CASE NO: Z2002034

**Date:** March 05, 2002

**Council District:** 7

**Ferguson Map:** 615 D3

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

Raul C. Mireles & Richard Mecke

**Owner Name:**

Edith Otelia H Bowman, Estate

**Zoning Request:** From "I-1" General Industrial District, "MF-33" Multi-Family District to "C-3" Commercial District.

**Property Location:** Lots 15 through 24, Block 17, NCB 8284  
422 North General McMullen

**Proposal:** To demolish existing vacant car wash and construct a retail center

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial of "C-3", and approval of "C-2 C" Commercial District with City Council approval of a Mini Warehouse use on lots 15-18. The proposed "C-3" zoning district would be incompatible with the "MF-33" Multi-Family District directly adjacent to the subject property.



# CASE NO: Z2002035

**Date:** March 05, 2002

**Council District:** 4

**Ferguson Map:** 648 C8

**Case Manager :** John Jacks 207-7206

**Applicant Name:**

Raul Patino Patino

**Owner Name:**

Raul Patino Patino

**Zoning Request:** From "R-6" Residential Single Family District to "MH" Manufactured Housing District.

**Property Location:** Lot 182, Block 6, NCB 15623

5503 Gavilan Drive

Property is located on Gavilan Drive east of Pearsall Road

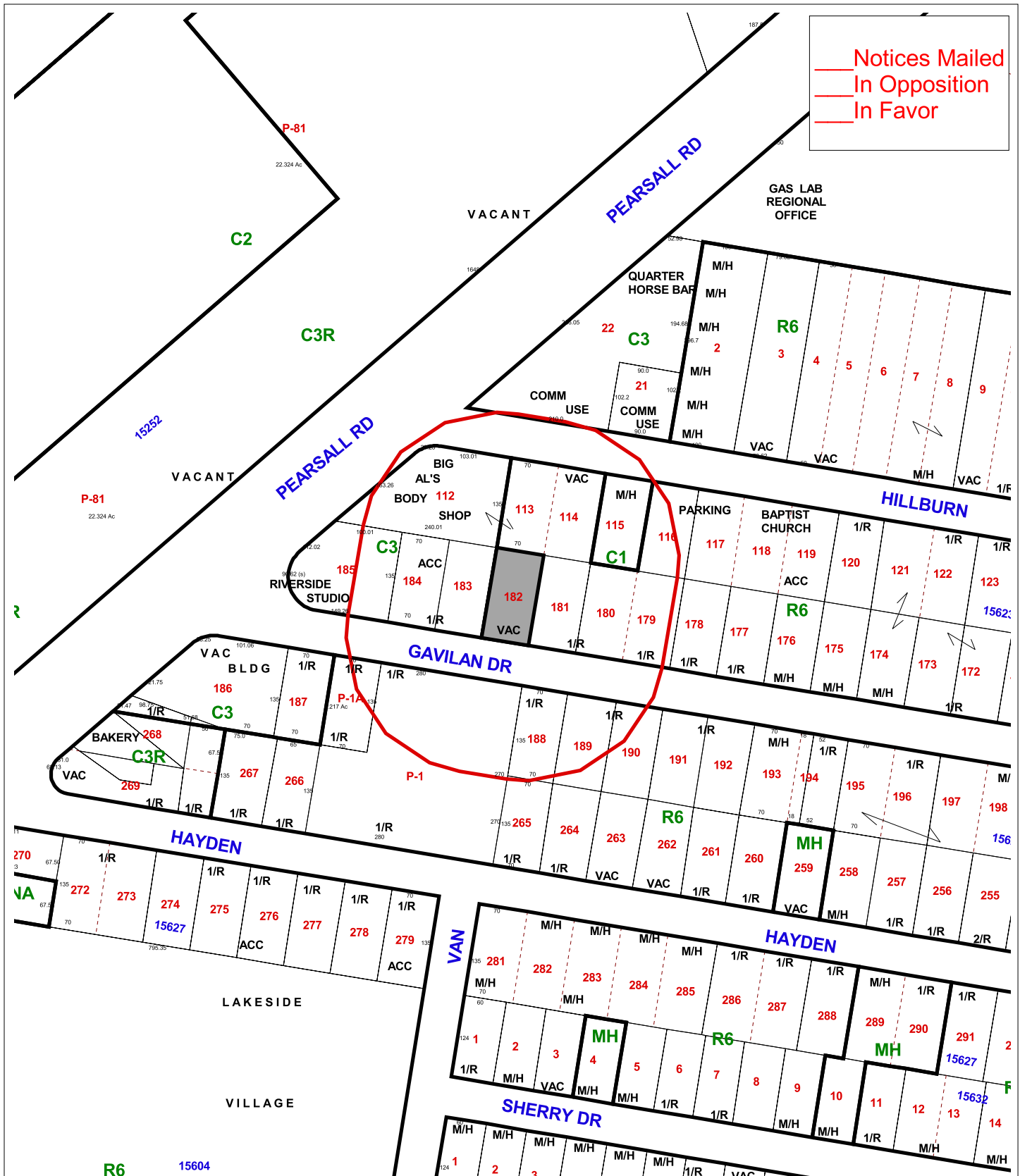
**Proposal:** Proposed manufactured home

**Neighborhood Association:** Hidden Cove / Indian Creek Neighborhood Association

**Traffic Impact Statement:**

**Staff Recommendation:**

Approval. The subject property is in a subdivision with a mixture of manufactured homes and conventional homes. A manufactured home trend has been established for the area.



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